



171/1 Ferry Road  
TRINITY | EDINBURGH | EH6 4NJ

  
**warners**  
solicitors & estate agents



## 171/1 Ferry Road

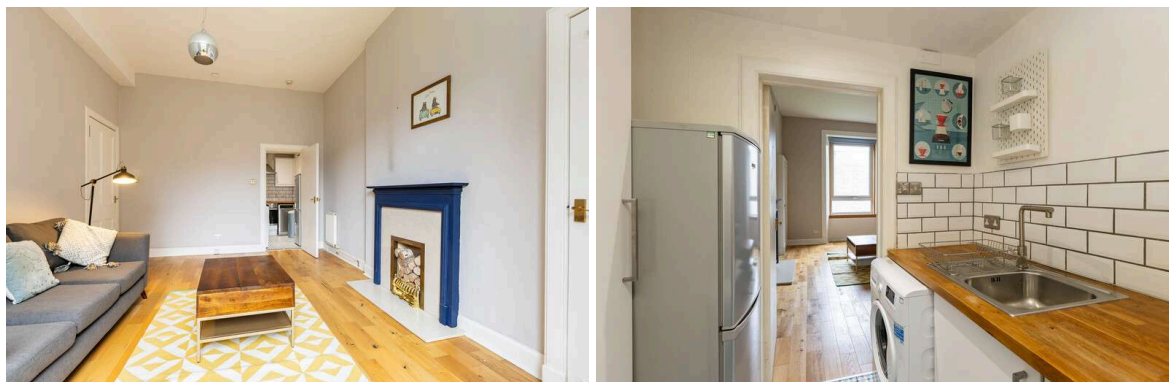
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Well presented three bedroom first floor flat, retaining attractive period features forming part of a traditional tenement in the sought after Trinity area, to the North of the city centre. Enjoying a prime central location, close to a superb range of amenities and just a brief stroll from Leith and the Shore yet within easy reach of the city centre.

The property is presented to the market in beautiful order and comprises an entrance hall, a spacious living room with storage, a fitted kitchen currently with induction hob, oven and fan, washing machine, fridge/freezer and dishwasher. The property also comprises three well proportioned bedrooms, one with a window seat and traditional Edinburgh Press and corning. Completing the accommodation is the shower room and separate wc with heated towel rail. The property also benefits from secure entry and a well kept garden with a shed.

- Entrance hallway
- Bright and spacious living room
- Fitted Kitchen
- Three well proportioned bedrooms
- Shower room and separate wc
- Gas central heating
- Secure entry system
- Well maintained communal garden to rear

All fixtures, fittings and kitchen appliances will be included in the sale, as well as the wardrobes and dresser if requested . EPC C.

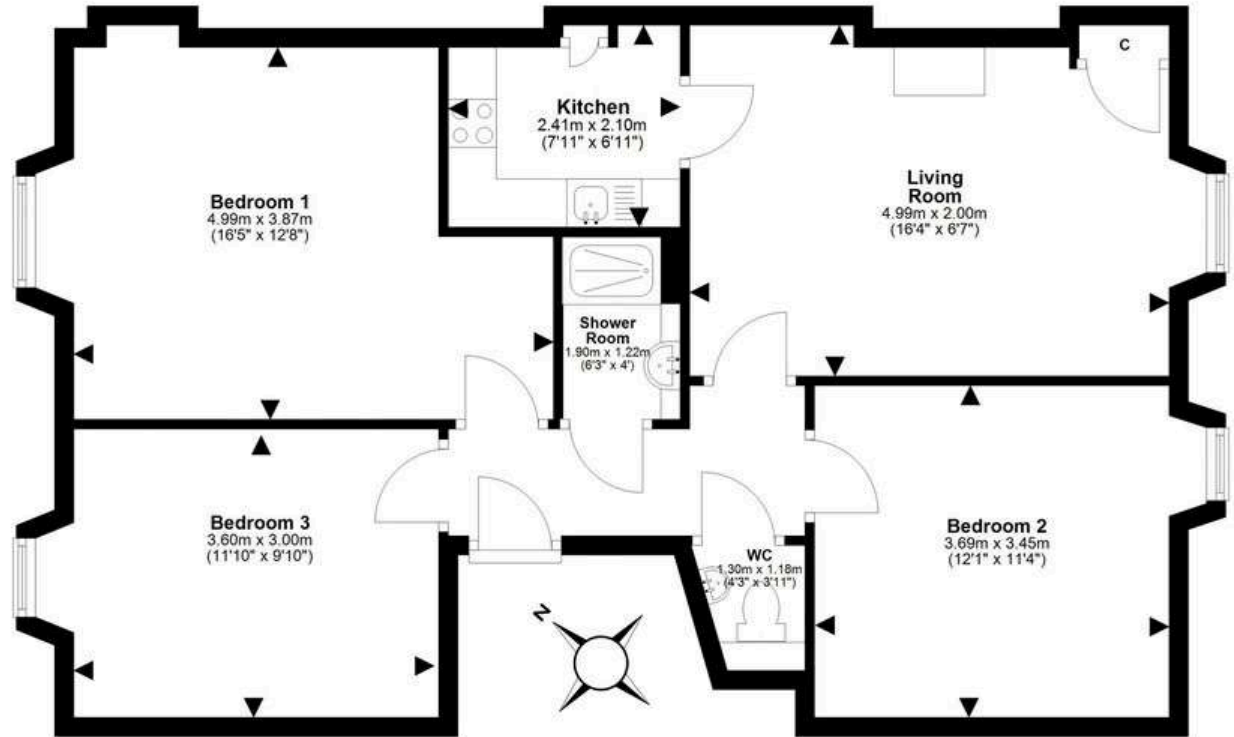


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multiscreen cinema and a Marks and Spencer's food hall. A 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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